

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 P.M. – March 4, 2020**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, Steven Faulstich, Mary Fenger, Geoff Green, Lawrence Larsson, and David Rowell.

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, V. Loza, and C. Wright

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Chair Wheatley and Secretary Fredericks thanked staff for their hard work in putting on the Johnson Court events. Chair Wheatley inquired how the Housing Authority's "Meet and Greet" event would be advertised; staff noted it would be posted on social media as well as local newspapers.

V. CONSENT CALENDAR

MOTION

M/S Green/Rowell moved to approve recommendations in Consent Calendar (Item 1).

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their February 5, 2020 Regular Meeting.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a presentation by Kathleen Baushke, Executive Director of Transition House, to share information obtained at an annual conference hosted by the Institute for Children,

Poverty and Homelessness titled "Beyond Housing: A National Conversation on Child Homelessness and Poverty".

SPEAKERS

Staff: R. Fredericks

Ms. Baushke informed the commission that homeless students have doubled in Ventura County, though other reports claim that family homelessness is declining. A 2019 HUD Annual Report to Congress stated there has been a decrease in homeless families with children from 2007 to 2019. However, education data compared to HUD data shows that it has actually been increasing, with a 10% increase during the 2017-2018 school year. She stated that children who experience homelessness are more likely to experience homelessness as adults. She informed the commission of The Homeless Children and Youth Act of 2019 H.R 2001 (HCYA), which helps correct long-standing flaws in HUD homeless assistance for homeless children and improves data quality on homelessness. Commissioner Rowell inquired whether single parent households have been factored into the data collection and was informed that it is one of the measures they use in the data collection.

2. Recommendation that the Commission receive a verbal report on the status of developments in planning and/or under construction.

SPEAKERS

Staff: R. Fredericks, D. Aazam, V. Loza

Mr. Aazam informed the commission that Johnson Court has been completed and is 100% leased up. Ms. Loza thanked staff for their work in making sure the 16 households were housed in a timely manner. Mr. Aazam informed the commission that The Gardens on Hope ribbon cutting event is scheduled for March 26, 2020 at 2:00pm. He stated the target completion date is April 1, 2020, and that the state is inspecting the two elevators on March 5, 2020. The Health Department must sign off on the commercial kitchen. Landscaping will begin on March 9, 2020. Parsons Group has informed the Housing Authority that they have hired approximately 80% of their staff. Approximately 35-40 residents have been determined eligible and are confirmed to sign leases. There are six staff members who are conducting eligibility appointments for the remaining units.

VII. TREASURER'S REPORT

1. Recommendation that the Housing Authority of the City of Santa Barbara Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2021.

DOCUMENTS

- February 25, 2020 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

Mr. Peirson noted that fiscal year 2021 will see improvement in the Housing Authority's financial position. He explained that the Shelter Plus Care Fund has a net loss of \$89,300. Secretary Fredericks stated that the Housing Authority has reached out to the Shelter Plus Care sponsors and informed them that moving forward the Housing Authority will not be overseeing the grant. Commissioner Rowell inquired if the grant funds go directly to the sponsors and the Housing Authority is removed as the "middle man", whether the administrative burden would be alleviated. Secretary Fredericks responded that it would alleviate the administrative burden for the Housing Authority, and that we would help sponsors apply for the SPC grant in the future.

MOTION

M/S Green/Larsson moved to adopt Resolution No. 2727, of the Housing Authority of the City of Santa Barbara, approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2021.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board of Directors approve the Santa Barbara Affordable Housing Group proposed operating budget for the fiscal year ending March 31, 2021.

DOCUMENTS

- February 25, 2020 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

Mr. Peirson reported an accumulated \$6 million in restricted reserves. He stated that Garden Court has a \$90,000 surplus and is financially solid. Commissioner Rowell inquired what vacancy rate percentage was used to determine that amount; Mr. Peirson responded that the budget is factored with 100% occupancy.

MOTION

M/S Green/Fenger moved to approve the Santa Barbara Affordable Housing Group proposed operating budget for the fiscal year ending March 31, 2021.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Essential Workforce Housing program; and (2) adopt a resolution approving said amendments.

DOCUMENTS

- February 6, 2020 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, A. Fink, V. Loza

Secretary Fredericks discussed ways to house the "missing middle" income earners in Santa Barbara, noting there are 82 unrestricted Housing Authority owned units to house this population. He added that the recommendation is to utilize a private market model for these units. In order to fill vacancies, staff will first utilize the current waiting list, and if there are no viable candidates, the vacancy would go on the open market. Rents will be set 20% below current market rate. Ms. Fink stated that advertisements will go on the Housing Authority website, as well as Craigslist and other websites. Applications received from the open market will be date and time stamped. This method is recommended as individuals in this income bracket are less likely to wait 3-5 years for housing to become available, thus making our waiting lists unviable. Secretary Fredericks introduced two Westmont College students in the audience who are studying how to best market for this program. Commissioner Green inquired if the 80-160% AMI listed in the policy change was a hedge for the boundary in the policy. Ms. Fink responded that was correct, as applicants do not always report their gross income accurately on their application. Commissioner Rowell questioned what the criteria was to set the rents. Ms. Fink stated that a rent study was conducted of comparable units, as well as reviewing current payment standards. Commissioner Rowell stated that rents may still be considered unaffordable if a resident would have to pay 50% of their income towards rent. Ms. Fink noted that staff can internally choose to lower rents if there are no viable candidates to pay the listed rent amount.

Chair Wheatley opened the meeting to public comment, and with no comments received, closed the public hearing.

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2728, of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Essential Workforce Housing program.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	
Nays:	None	
Abstain:	None	
Absent:	None	

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

Chair Wheatley reminded the Board of the meeting adjournment to April 8, 2020.

XIII. ADJOURNMENT

Meeting adjourned at 5:06 P.M. to April 8, 2020 at 4:00 PM.



Rob Fredericks (May 28, 2020 16:42 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:



Patricia Wheatley (May 28, 2020 19:15 PDT)

PATRICIA WHEATLEY, CHAIR









Item V.1

Final Audit Report

2020-05-29

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